

**Exhibit 40: California Housing Production Shortfalls: 1980-89, 1990-94, 1995-97**

	Total Unit Shortfalls			Shortfalls as % of Housing Unit Demand			Shortfalls as a % of Inventory		
	1980-89	1990-94	1995-97	1980-89	1990-94	1995-97	1980-89	1990-94	1990-97
<b>URBAN AND METROPOLITAN AREAS</b>	682,027	-274,769	141,119	25.6%	-124.1%	35.0%	6.3%	-2.3%	-0.6%
<u>Greater Los Angeles Urban Region</u>	<u>381,607</u>	<u>-89,747</u>	<u>104,552</u>	<u>28.3%</u>	<u>-78.6%</u>	<u>51.3%</u>	<u>7.3%</u>	<u>-1.5%</u>	<u>0.4%</u>
Los Angeles County (LA-Long Beach MSA)	325,825	78,666	106,366	44.3%	55.2%	80.9%	10.3%	2.4%	5.7%
Orange County MSA	43,494	13,649	24,818	20.7%	24.8%	45.8%	5.0%	1.5%	4.1%
Riverside County	-4,905	-86,867	-7,913	-3.0%	221.7%	-51.3%	-1.0%	-16.3%	-17.1%
<u>San Bernardino County</u>	<u>-9,873</u>	<u>-84,310</u>	<u>-13,357</u>	<u>-6.1%</u>	<u>177.4%</u>	<u>-3343.7%</u>	<u>-1.8%</u>	<u>-14.6%</u>	<u>-16.5%</u>
Riverside/San Bernardino MSA	-14,778	-171,177	-21,270	-4.5%	197.4%	-134.4%	-1.4%	-15.4%	-16.8%
Ventura County MSA	30,066	-5,933	-4,605	40.3%	-149.2%	-224.6%	13.2%	-2.5%	-4.3%
Imperial County*	-3,001	-4,952	-758	-150.8%	710.8%	-188.5%	-8.2%	-12.1%	-13.6%
<u>San Francisco Bay Area Urban Region</u>	<u>164,464</u>	<u>-4,480</u>	<u>29,957</u>	<u>33.4%</u>	<u>-5.7%</u>	<u>33.5%</u>	<u>7.6%</u>	<u>-0.2%</u>	<u>1.3%</u>
San Francisco County	14,325	636	6,979	48.3%	13.3%	67.1%	4.4%	0.2%	2.3%
Marin County	2,326	1,257	1,227	19.6%	36.6%	39.9%	2.3%	1.2%	2.4%
<u>San Mateo County</u>	<u>11,613</u>	<u>11,875</u>	<u>7,855</u>	<u>35.8%</u>	<u>77.4%</u>	<u>67.6%</u>	<u>4.6%</u>	<u>4.7%</u>	<u>7.6%</u>
San Francisco MSA	28,264	13,768	16,060	38.2%	58.4%	64.0%	4.2%	2.0%	4.3%
Alameda County	57,807	11,030	10,720	46.8%	45.5%	47.9%	11.5%	2.1%	4.1%
<u>Contra Costa County</u>	<u>17,480</u>	<u>-33,355</u>	<u>-7,663</u>	<u>19.6%</u>	<u>231.4%</u>	<u>-314.8%</u>	<u>5.5%</u>	<u>-10.0%</u>	<u>-8.5%</u>
Oakland-East Bay MSA	75,288	-22,325	3,057	35.4%	-226.5%	12.3%	9.2%	-2.6%	-0.9%
Santa Clara County (San Jose MSA)	40,261	19,946	10,601	38.1%	52.5%	36.5%	7.5%	3.6%	5.3%
Sonoma County (Santa Rosa MSA)	4,036	-7,670	2,602	9.7%	-171.3%	32.4%	2.5%	-4.4%	-2.8%
Solano County	15,184	-7,242	-3,443	30.3%	-561.9%	-605.6%	12.7%	-5.7%	-8.1%
<u>Napa County</u>	<u>1,431</u>	<u>-958</u>	<u>1,080</u>	<u>17.4%</u>	<u>-58.1%</u>	<u>54.7%</u>	<u>3.2%</u>	<u>-2.0%</u>	<u>0.3%</u>
Vallejo-Fairfield-Napa MSA	16,615	-8,200	-2,362	28.5%	-279.2%	-92.9%	10.1%	-4.7%	-5.9%
<u>San Joaquin Valley Urban Region</u>	<u>20,338</u>	<u>-82,340</u>	<u>19,191</u>	<u>9.0%</u>	<u>-1226.9%</u>	<u>32.4%</u>	<u>2.1%</u>	<u>-7.9%</u>	<u>-5.8%</u>
Fresno County	-1,713	-42,158	13,133	-3.5%	218.0%	57.0%	-0.7%	-16.3%	-10.8%
<u>Madera County</u>	<u>-1,184</u>	<u>176</u>	<u>4,097</u>	<u>-20.2%</u>	<u>3.4%</u>	<u>67.6%</u>	<u>-3.8%</u>	<u>0.5%</u>	<u>11.3%</u>
Fresno MSA	-2,897	-41,982	17,230	-5.3%	297.4%	59.2%	-1.1%	-14.3%	-8.1%
Kern County (Bakersfield MSA)	6,435	-8,976	9,979	12.5%	-91.0%	54.0%	3.2%	-4.1%	0.4%
San Joaquin County (Stockton MSA)	9,205	-8,820	-4,156	21.6%	-218.9%	-150.8%	5.5%	-4.9%	-7.0%
Stanislaus County (Modesto MSA)	-2,330	-6,713	-346	-7.3%	-154.2%	-9.5%	-1.8%	-4.7%	-4.8%
Merced County (Merced MSA)	4,141	-3,700	-662	27.4%	-180.3%	-34.3%	7.1%	-5.8%	-6.5%
Tulare County	2,209	-7,922	-1,970	11.5%	-458.1%	-85.0%	2.1%	-6.9%	-8.3%
<u>Kings County*</u>	<u>3,574</u>	<u>-4,227</u>	<u>-884</u>	<u>35.9%</u>	<u>352.9%</u>	<u>-88.6%</u>	<u>11.6%</u>	<u>-12.5%</u>	<u>-14.3%</u>
Visalia-Tulare-Porterville MSA	5,783	-12,149	-2,854	19.8%	-2285.2%	-86.1%	4.3%	-8.2%	-9.7%
San Diego Urban Region	79,715	-48,265	-23,709	24.6%	616.5%	73402.1%	8.4%	-4.9%	-7.1%
<u>Sacramento Urban Region</u>	<u>1,393</u>	<u>-31,534</u>	<u>12,157</u>	<u>0.9%</u>	<u>-123.9%</u>	<u>31.1%</u>	<u>-0.4%</u>	<u>-4.6%</u>	<u>-3.0%</u>
Sacramento County	1,431	-6,569	13,185	1.4%	-28.1%	53.2%	0.3%	-1.5%	1.4%
Placer County	-1,270	-18,208	-5,654	-5.3%	281.4%	-189.9%	-1.6%	-20.3%	-24.3%
<u>El Dorado County</u>	<u>-3,165</u>	<u>-7,473</u>	<u>-364</u>	<u>-25.7%</u>	<u>652.7%</u>	<u>-12.3%</u>	<u>-5.1%</u>	<u>-11.0%</u>	<u>-11.0%</u>
Sacramento MSA	-3,004	-32,251	7,168	-2.2%	-204.4%	23.3%	-0.5%	-5.3%	-4.0%
Sutter County	859	-580	1,570	17.2%	-20.4%	63.7%	3.6%	-2.1%	3.5%
<u>Yuba County</u>	<u>2,723</u>	<u>-316</u>	<u>686</u>	<u>52.6%</u>	<u>-29.2%</u>	<u>67.3%</u>	<u>12.8%</u>	<u>-1.4%</u>	<u>1.6%</u>
Yuba-Marysville MSA	3,582	-896	2,256	35.2%	-22.9%	64.8%	7.9%	-1.8%	2.6%
Yolo County	815	1,612	2,733	7.6%	28.0%	55.5%	1.5%	2.8%	7.3%

**Exhibit 30 continued: California Housing Production Shortfalls: 1980-89, 1990-94, 1995-97**

	Total Unit Shortfalls			Shortfalls as % of Housing Unit Demand			Shortfalls as a % of Inventory		
	1980-89	1990-94	1995-97	1980-89	1990-94	1995-97	1980-89	1990-94	1990-97
<u>Central Coast Urban Region</u>	<u>28,297</u>	<u>-25,770</u>	<u>-10,376</u>	<u>27.0%</u>	<u>358.6%</u>	<u>-408.9%</u>	<u>6.2%</u>	<u>-5.5%</u>	<u>-7.5%</u>
Monterey County (Salinas MSA)	15,305	-5,002	-3,238	47.0%	-4372.4%	-305.4%	12.6%	-4.0%	-6.3%
San Luis Obispo County	-4,054	-8,600	-2,023	-19.5%	258.0%	-170.7%	-4.5%	-9.0%	-10.8%
Santa Barbara County	11,639	-5,555	-2,551	38.1%	452.1%	1700.9%	8.4%	-3.9%	-5.6%
Santa Cruz County (Santa Cruz-Watsonville MSA)	5,543	-5,047	-1,366	31.9%	175.4%	-459.9%	6.0%	-5.4%	-6.7%
San Benito County*	-136	-1,567	-1,197	-3.7%	-1119.2%	-826.1%	-1.1%	-11.2%	-18.1%
<u>Northern California Urban Region</u>	<u>7,401</u>	<u>-5,744</u>	<u>8,384</u>	<u>19.4%</u>	<u>-60.3%</u>	<u>63.4%</u>	<u>4.3%</u>	<u>-3.1%</u>	<u>1.4%</u>
Butte County (Chico-Paradise MSA)	5,157	2,382	6,400	27.3%	28.6%	76.2%	6.8%	2.9%	10.4%
Shasta County (Redding MSA)	1,493	-5,758	108	11.1%	-517.1%	4.8%	2.5%	-8.5%	-8.1%
Tehama County*	303	17	1,603	8.9%	1.2%	77.1%	1.5%	0.1%	7.3%
Glenn County*	127	-108	363	11.2%	-25.6%	75.0%	1.4%	-1.1%	2.6%
Colusa County*	321	-2,277	-90	27.4%	128.8%	-239.8%	5.1%	-33.5%	-34.1%
<b>NON-METROPOLITAN AREAS</b>	<b>-19,654</b>	<b>-46,919</b>	<b>5,784</b>	<b>-55.9%</b>	<b>193.3%</b>	<b>41.1%</b>	<b>3.6%</b>	<b>-7.0%</b>	<b>-7.5%</b>
Alpine County	-559	-763	15	163.0%	112.0%	21.8%	-42.4%	-54.4%	-51.5%
Amador County	-85	-3,136	-350	-3.0%	199.6%	-562.7%	-0.7%	-21.8%	-23.6%
Calaveras County	-4,125	-6,345	769	-219.0%	158.0%	51.6%	-21.5%	-29.5%	-25.1%
Del Norte County	243	498	932	16.0%	42.4%	82.9%	2.7%	5.1%	14.4%
Humboldt County	3,614	-2,204	-293	42.2%	-175.0%	-22.7%	7.1%	-4.0%	-4.4%
Inyo County	-466	-601	-19	-421.8%	173.1%	-55.0%	-5.3%	-6.7%	-6.9%
Lake County	549	180	2,320	11.8%	8.9%	86.1%	1.9%	0.6%	8.1%
Lassen County	-327	-1,576	-66	-34.3%	151.6%	-30.0%	-3.2%	-14.5%	-14.7%
Mariposa County	-988	-2,041	13	-233.2%	145.1%	4.2%	-12.8%	-24.5%	-23.5%
Mendocino County	1,722	-1,270	1,416	24.2%	-165.8%	65.8%	5.1%	-3.6%	0.4%
Modoc County	-432	-646	127	655.8%	110.8%	100.0%	-9.2%	-13.6%	-11.0%
Mono County	-5,022	-6,426	-43	162.8%	106.7%	-31.1%	-47.1%	-58.1%	-57.5%
Nevada County	-2,664	-6,303	506	-28.5%	294.0%	20.7%	-7.1%	-15.2%	-13.3%
Plumas County	-2,335	-4,071	-50	891.2%	139.8%	-16.9%	-19.6%	-31.1%	-30.6%
Sierra County	-443	-795	-17	337.3%	113.7%	-81.2%	-20.5%	-35.1%	-35.3%
Siskiyou County	-1,906	-2,146	-27	-130.4%	157.4%	-6.7%	-9.5%	-10.3%	-10.2%
Trinity County	-1,077	-2,168	31	559.0%	115.7%	23.7%	-14.3%	-27.7%	-26.9%
Tuolumne County	-5,354	-7,107	520	-1514.2%	146.3%	47.3%	-21.3%	-25.9%	-23.5%
<b>STATE OF CALIFORNIA</b>	<b>662,373</b>	<b>(321,688)</b>	<b>146,903</b>	<b>24.5%</b>	<b>-163.2%</b>	<b>35.2%</b>	<b>5.9%</b>	<b>-2.9%</b>	<b>-1.5%</b>

NOTE: \* indicates non-urban county included in MSA and Urban Region